

MEMORANDUM

February 4, 2015

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Debra Kalish, Senior Assistant City Attorney
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application to designate the property at 977 7th St. as a local historic landmark as per Section 9-11-5 of the Boulder Revised Code 1981 (HIS2014-00366).

STATISTICS

1. Site: 977 7th Street
 2. Date of Construction: 1928
 3. Zoning: RL-1 (Residential Low-1)
 4. Lot Size: 20,031 sq. ft.
 5. Applicant/Owner: Janelle Cowan Krueger and Cosima Krueger-Cunningham
-

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the property at 977 7th St. as a local historic landmark, to be known as the **Krueger-Cunningham House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated August 6, 2014 as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. 9-11-1(b), B.R.C. 1981.
4. The proposed designation is consistent with the criteria specified in Section 9-11-5(c), B.R.C. 1981.

PROPERTY DESCRIPTION:

The house at 977 7th Street was constructed in 1928 and is located at the end of 7th St., one block north of Aurora Ave. The house is located on a 20,031 sq. ft. lot that slopes steeply downward towards the west, northwest, north and northeast. The bluff provides a visual connection between the native-stone house, Flagstaff Mountain, and Settler's Rock at the base of the Foothills. The house was designed in the by one of Boulder's most prominent architects, Glen Huntington. The property is located within the identified potential University Hill Historic District.

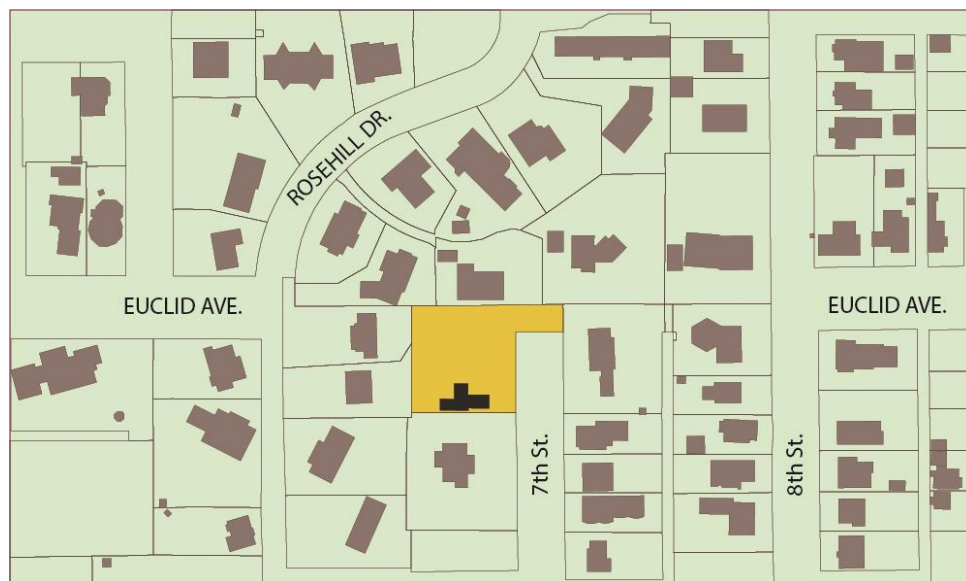


Figure 1. Location Map, 977 7th St. Green shading indicates identified potential University Hill Historic District.



Figure 2. Northeast corner, 977 7th S, 2015.



Figure 3. View from the south, 977 7th St, 2015.

The two-story house is constructed of dressed local field stone and has a steeply-pitched “Ecoshake” (class A fire rated) roof with five dormers on the south side and three dormers on the north side. A central stone chimney is located near the center of the house. Based, originally, on an L-shaped plan, the main entrance is on the south elevation and an alternate entrance is located on the north elevation with steps leading up to the door. A second-story balcony on the east elevation is attached to the alternate entrance. Two French doors overlook the front balcony and multi-light casement windows are located on all elevations. A stained wood lattice fence steps down along the grade of the south and east boundaries and on the southeast corner of the property.

Low stone walls also define the property boundary along 7th St. and along the southern boundary of the property. The rest of the property is enclosed by a deer fence and eight gates.

The 1991 Historic Building Inventory Record states that the house was designed by Glen Huntington and constructed by stone mason Caldwell G. House. Glen Huntington's January 10th, 1929 architectural drawings for the house have been located at the Boulder Carnegie Library, but no information has been found to verify if stonemason Caldwell House constructed the house. The Inventory Record states that Huntington and House also worked on the house at 963 7th Street, which is visually similar to 977 7th Street.

In 2004, the Krueger-Cunninghams built additions onto the west and south sides of the house which nearly doubled the size of the house. Most of the 2004 additions are not visible from the street. The addition project included major repairs and energy-efficiency upgrades to much of the house as well as the addition of decks on two levels on the northwest side of the house which are connected to each other by an outdoor stairway. This 2004 project also added two entrances on the west side of the house on the upper and lower stories. Cosima Krueger-Cunningham designed these additions in consultation with Boulder architect Thomas Doerr with informal input from Landmarks Board members.



Figure 4. Tax Assessor Card Photo, c. 1949.

Eugene C. Barker purchased the lot in 1925 and commissioned Glen Huntington to design a residence on the property. A *Daily Camera* article from Jan 5th, 1929 states that



Eugene C. Barker, c. 1927.

Huntington designed a "\$6,000 flag type-one story stone residence on the knoll at Euclid avenue and Eighth streets....Prof. Barker plans to occupy it in the summer months and rent it during the winter."² Barker taught at the University of Texas in Austin and was on the summer faculty at the University of Colorado.

Dr. Eugene Barker was born in 1874 in Walker, Texas. In 1895 he attended the University of Texas. Eugene married Matilda Weeden in 1903 and a few years later attended the University of Pennsylvania for a doctorate degree in philosophy, which he received in 1908. He returned to Austin, Texas and by 1913 he was head of the American History department at the University of Texas. He remained a faculty member of the University of Texas until he died in 1956. During his career he served as managing editor of the *Southwestern History Quarterly*, as president of the Mississippi Valley Historical association, and as president of the Texas State Historical Association. He authored books on Texas history including *A School History of Texas*, *Life of Stephen F. Austin*, and *The Austin Papers*. He also co-authored classroom textbooks on U.S. history and contributed numerous articles to the *Southwestern Historical Quarterly* that were generally about Texas, Mexico, and the American West. A 1929 *Daily Camera* article referred to him as a "Noted Texas Historian."³

The exact year that Dr. Barker joined the summer faculty at the University of Colorado is unclear, but it was most likely around 1925 when he purchased the property in the Rose Hill neighborhood. A *Daily Camera* article dated Feb. 27th, 1929 says that Barker "and his family are so in love with Boulder that they are to build here, plans having already been drafted for a home."⁴ At the end of the summer Baker and his family would return to Austin, renting 977 7th Street out to other teachers and professors during the school year. The Barkers summered in Boulder until 1944, when they sold 977 7th Street and permanently returned to Austin. Barker was named a Professor Emeritus at the University of Texas, and the school dedicated the Barker Texas History Center for him, the first time the university dedicated a building to a living professor. Matilda died in 1954, and Eugene in 1956.

In 1945, Charles Wilson and his wife, Oma, purchased the house. Charles and Oma were married in 1909 and first moved to Nederland, Colorado in 1935 and then to

² "Texas Professor To Build \$6,000 Residence Here" *Daily Camera*, Jan. 5, 1929.

³ "Dr. Barker, Noted Texas historian On Summer Faculty," *Daily Camera*, Feb. 27th, 1929.

⁴ Ibid.

Boulder in 1940. Charles worked as a farmer in Boulder and by 1950 the family moved to Kansas.



Ray E. Krueger, c. 1933.



Janelle C. Krueger, c. 1960.

In August of 1950, Ray E. and Janelle C. Krueger purchased the property. Ray was an electrical engineer for many years. His early interest in ham radio—and indeed all things radio—led him to pursue degrees in electrical engineering at Purdue University and, later, astrophysics at the University of Colorado. He became a member of the Institute of Radio Engineers in 1946. During the 1940s he worked with radio astronomy pioneer Karl Jansky at the Bell Labs in Holmdel and Morristown, New Jersey and also with radio astronomy pioneer Grote Reber. During the late 1940s and early 1950s he worked at the Bureau of Standards (now NIST)—first in Washington, DC and then at the Boulder labs. In the City of Boulder 1955 directory, Ray is listed as an associate research physicist at the University of Colorado. In the same year, a *Daily Camera* article references Ray as a physicist at the Veteran Administration hospital in Denver. As an avid historian of physics and mathematics, Ray specialized in the history of scientific instrumentation and timekeeping. His fascination with historic timepieces evolved into a hobby clock repair business. Directories list him as owning the business “Ray Clock Laboratory” in 1960 and the “Scientific Clock Laboratory” in 1964. As a disabled veteran of World War II, Ray was forced to take early retirement from the career he loved due to severe and progressively disabling neurological damage suffered during his military service in the U.S. Army. Ray was a keen observer of and participant in civic affairs in the City of Boulder for many years. He especially appreciated the opportunity to propose—and subsequently to author—the City of Boulder’s first-of-its-

kind noise ordinance. He deeply appreciated the city's commitment to its enforcement.

His wife, Janelle, completed her nurse's training at Presbyterian/St. Luke's Hospital in Cleveland, Ohio in 1944. She worked as a public health nurse in Washington, DC before moving to Boulder. Janelle received her Bachelor's degree in 1957 and her Master's degree in 1958, both from the University of Colorado. In 1958 Janelle was appointed Director of Nursing at the Boulder City-County Health Department. A few years later Janelle was appointed by Governor John Love to the Colorado Commission on the Aging, an organization that served to study the problems and needs of older people and to recommend programs, policies, and legislation to improve services. In 1966, Janelle resigned from her position as Director of Nursing at the Boulder County Health Department to accept a fellowship in sociology at the University of Colorado. Janelle received her Ph.D. in Sociology from the University of Colorado, Boulder in 1969. She accepted a teaching position in the College of Nursing at the University of Arizona in Tucson, Arizona that same year and was promoted to tenured full professor at the U of A a couple of years later. In 1976 Janelle accepted a research position at the Western Interstate Commission on Higher Education (WICHE) in Boulder. Shortly afterwards she was appointed as Director of the Nurse Scientist Program at WICHE and traveled all over the Western states to supervise and support the principal investigators of WICHE's nursing research projects. Her professional work also took her to Canada, Mexico, the United Kingdom and Denmark. In 1983 Janelle was appointed Dean of the College of Nursing at Arizona State University in Phoenix, Arizona. Her work at ASU was focused on the development of faculty research programs and on the establishment of health care centers and services for—and student recruitment from—medically underserved groups throughout Arizona, particularly the Navajo and other First Nations. Janelle was a member of the Phi Beta Kappa Society and was a Fellow of the American Academy of Nursing. The "Janelle C. Krueger Endowment" is a perpetually-funded scholarship program for qualifying nursing students at ASU. Janelle is the author of numerous papers and articles and the author/co-author of several books on health care delivery policy and planning, nursing research design, and the ethics of research with human subjects. She served as a peer-reviewer for a number of scholarly nursing journals. During her long and distinguished career, Janelle received numerous awards for her outstanding community service, mentoring, and contributions to the advancement of the nursing profession. She retired from ASU in 1993.

Ray E. Krueger passed away in 1995. His wife, Janelle C. Krueger, owns the property today. Their daughter, Cosima Krueger-Cunningham, is the sole heir to the property. Janelle, Cosima and Cosima's husband, Kirkwood M. Cunningham, reside together at 977 7th St. See [Attachment C: Deed and Directory Research](#).

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, B.R.C. 1981, specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, 'Legislative Intent,' and 9-11-2, 'City Council May Designate Landmarks and Historic Districts' B.R.C. 1981."

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment E: Significance Criteria for Individual Landmarks.

The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2 of the B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA:

A. Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past?

Staff finds that the designation of the house at 977 7th St. will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The house at 977 7th St. meets historic significance criteria 1, 2 and 4.

1. Date of Construction: 1928

Elaboration: The house was built in 1928.

2. **Association with Persons or Events:** Eugene C. Barker, Ray E. Krueger and Janelle C. Krueger

Elaboration: Eugene C. Barker commissioned Boulder architect Glen Huntington to design the residence at 977 7th St. Eugene Barker was a distinguished Texas historian and professor emeritus of the University of Texas, and author of many books and articles. Barker and his family sold the house in 1945. In 1950, Ray E. Krueger and Janelle C. Krueger purchased the property. Ray was an electrical engineer, physicist, and science historian, and Janelle a widely-known Boulder public health nurse, author, researcher and distinguished dean and professor of nursing who served as director of nursing services for the Boulder City-County Health Department from 1958 until 1966. The Krueger-Cunningham family have owned the property for 65 years.

3. **Development of the Community:** None observed.

4. **Recognition by Authorities:** Historic Building Inventory Record

Elaboration: The 1991 Historic Building Inventory Record indicates that this building is notable for its display of stone masonry and “may represent the work of noted Boulder stone mason Caldwell G. House.” The form also indicates that the building may be eligible for listing on the National Register of Historic Places.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 977 7th St. meets historic significance criteria 2, 3 and 5.

1. **Recognized Period or Style:** Jacobean/Elizabethan

Elaboration: The house has elements of the Jacobean/Elizabethan style popular in the 1920s and 1930s.

2. **Architect or Builder of Prominence:** Glen H. Huntington (architect), and possibly Caldwell G. House (stone mason)

Elaboration: Glen Huntington

Prominent local architect Glen Huntington designed many notable buildings in Boulder, including fraternities and sororities, the Boulder County Courthouse, Boulder High School, the Glen Huntington Arms, the Glen Huntington Bandshell and many grand, revival style residences on University Hill.

3. **Artistic Merit:** Skillful integration of design

Elaboration: The house, clad in dressed native stone, is skillfully integrated into the steeply sloped site.

4. Example of the Uncommon: None observed

5. Indigenous Qualities: The house is constructed of dressed local field stone.

B. Does the proposed application develop and maintain an appropriate setting and environment for the historic resource and area to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage?

Staff finds that the proposed designation maintains an appropriate setting for the historic resource at 977 7th St. and enhances property values, promotes tourist trade and interest, and fosters knowledge of the City's living heritage. Staff considers that the application meets the environmental significance criteria for individual landmark designation as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house at 977 7th St. has environmental significance under criteria 1, 2, 4 and 5.

1. Site Characteristics: Natural landscape

Elaboration: The lot slopes steeply to the west and north and features a rich diversity of plants and trees. The Krueger-Cunninghams have planted an orchard and several pollinator gardens on the property and have managed the entire property as a refuge for native pollinators and other wildlife for many years. The property is listed as a pesticide-free native pollinator habitat on several registers.

2. Compatibility with Site: Residential historic character

Elaboration: The building is representative of the typical building patterns in University Hill and contribute to the residential character of the neighborhood. The property retains its historic relationship to its lot and surrounding neighborhood.

3. Geographic Importance: None observed.

4. Environmental Appropriateness:

Elaboration: The house and surroundings are complementary and careful integrated.

5. Area Integrity: Potential University Hill Historic District

Elaboration: The 900 block of 7th St. is located in the identified potential University Hill Historic District and retains a high degree of historic integrity to the original development of that neighborhood.

- C. *Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).*

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

Landmark Name:

Staff considers that the landmark should be named the **Krueger-Cunningham House**, given its nearly 15-year history with Eugene C. Barker, a prominent historian on Texas and the American West. The Krueger family purchased the house in 1950 and currently own the property. Ray was a physicist and Janelle a nurse at the Boulder County Health Department during the 1950s and 1960s.

This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites* (1988) and the *National Register of Historic Places Guidelines for Designation*. See Attachment F: Guidelines for Names of Landmarked Structures and Sites.

Boundary Analysis:

The building sits on a residential lot measuring approximately 20,031 sq. ft. in size. Staff recommends that the boundary be established to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.



Figure 11: Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

- A: Landmark Designation Application
- B: Historic Building Inventory Form
- C: Deed and Directory Research
- D: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- E: Significance Criteria for Individual Landmarks
- F: Guidelines for Names of Landmarked Structures and Sites
- G: Current Photographs

Attachment A: Landmark Designation Application

HIS 2014-00366

Application for Individual Landmark

Name of Building: The Krueger-Cunningham House Date: 11/21/2014

Address: 977 Seventh Street, Boulder CO 80302

Owner(s): Janelle C. Krueger

Phone: (303) 442-2335

Address(es): 977 Seventh Street, Boulder CO 80302

Applicant: Cosima Krueger-Cunningham

Phone: (303) 448-0832

Address: 977 Seventh St, Boulder CO 80302

Date of Construction: 01/01/1928

Type of Construction: Dressed^{local} field stone on concrete + wood frame addition

Architectural Style / Period: Jacobean/Elizabethan

Architect / Builder: Glenn Huntington (?)

Condition of Exterior: Excellent

Additions / Alterations to Exterior: Wood frame on west side

Date of Alteration(s) / Addition(s): 2004

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature:	<u>Cosima Krueger-Cunningham</u>
Address:	<u>977 7th Street Boulder, CO 80302</u>
Designation initiated by:	<u>Janelle C. Krueger Cosima Krueger-Cunningham</u> Date: <u>12.2.14</u>

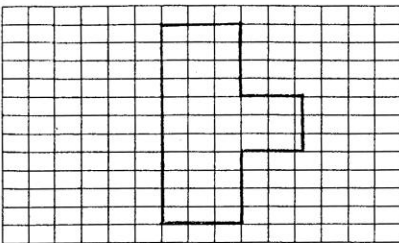
Attachment B: Historic Building Inventory Form

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

PROJECT NAME: Boulder Survey of Historic Places, 1992		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL3478
		TEMPORARY NO.: 1461-36-4-11-001		
CURRENT BUILDING NAME:		OWNER: KRUEGER R E & JANELLE C		
ADDRESS: 977 7TH ST Boulder, CO 80302		977 7TH ST BOULDER CO 80302		
		TOWNSHIP 1N RANGE 71W SECTION 36 NE 1/4 SE 1/4		
HISTORIC NAME:		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 3 LOT(S): 1,2,&3* ADDITION: West Rose Hill YR. OF ADDITION: 1899		
FILM ROLL NO.: 92-7 BY: Roger Whitacre	NEGATIVE NO.: 30	LOCATION OF NEGATIVES: Boulder City Plng.	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1928 SOURCE: Ray Krueger	
ATTACH PHOTOGRAPH HERE			USE: PRESENT: Residence HISTORIC: Residence	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE:	
			CONTINUED YES X NO	
STYLE: Jacobean/Elizabethan		STORIES: 1-1 1/2	ORIGINAL SITE DATE(S) OF MOVE: MOVED	
MATERIALS: Stone, Wood, Cement		SQ. FOOTAGE: 1372	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Dwelling of evenly coursed stone construction, with some weatherboard and shingle trim. L-shaped plan, with steeply-pitched, wood-shingled roof. Three dormers on south side; one on north side. Main entrance on south side, with original paneled and glazed door and milkbox. Second entrance on east side, up steps, with slight shed projection above door and french doors on balcony. Multi-light casement windows. Stone chimney. Attached garage underneath secondary entrance/balcony.		INDIVIDUAL: X YES NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
		ASSOCIATED BUILDINGS? X YES NO TYPE:		
		IF INVENTORIED, LIST ID NOS.:		
CONTINUED? YES X NO				
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Huntington? SOURCE: BUILDER/CONTRACTOR: C.G. House? SOURCE:	STATE ID NO.: 5BL3478 ORIGINAL OWNER: Barker SOURCE: Ray Krueger THEME(S): Urban Residential Neighborhoods, 1858-present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): The house bears strong resemblance to the house designed by Glen Huntington and constructed by stone mason C.G. House nearby at 963 7th.				
CONTINUED YES X NO				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): The current owner, Ray Krueger has lived in the house for many years. He states that the original owner of the house was named Barker. The Boulder City Directory of 1930 lists Robert A. and Maude C. Davis as residents of 973 7th Street. Robert Davis was educated at the University of North Carolina and received a master's in Education from Harvard University. After teaching at Baylor University in Waco, Texas, he became an assistant professor in Education at the University of Colorado in 1928. He was the author of two books, Psychology of Learning (published 1935) and Educational Psychology (published 1948).				
CONTINUED YES X NO				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
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STATEMENT OF SIGNIFICANCE: This residence is a pared-down version of the Jacobean/Elizabethan style popular in the 1920s and 30s. The house is notable for its display of stone masonry and may represent the work of noted Boulder stone mason Caldwell G. House. The house is very similar to one nearby at 963 7th which was designed by Glen Huntington two years later and may also be an example of his work. The primary entrance to this house is off of the driveway to 963 7th Street, giving it the appearance of a cottage on the property.				
CONTINUED YES X NO				
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Boulder Daily Camera biographical files; Boulder City Directory, 1930; Ray Krueger, Boulder, Colo., Telephone Interview, April 1992; Boulder Carnegie Library, Boulder County Assessor collection				
CONTINUED YES X NO				
SURVEYED BY: C. Shaw McLaughlin/L. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: Dec. 1991		



977 7th St., 1991.

Attachment C: Deed and Directory Research

Deed and Directory Research – 977 7th St.
LOTS 1-2 & NLY 5 FT LOT 3 BLK 3 WEST ROSE HILL & VACATED ST

Owner (Deeds)	Date	Occupant(s)/Directory
Eugene C. Barker	1925-1945	Eugene C. Barker, professor
Charles and Oma Wilson	1945-1950	Charles and Oma Wilson, farmer.
Ray E. And Janelle C. Krueger	1950-2015	Ray E. Krueger, physicist, and Janelle C. Krueger, dean and professor of nursing emeritus, daughter Cosima Krueger-Cunningham, and son-in-law Kirkwood M. Cunningham

Attachment D: Purposes and Intent

9-11-1 & 9-11-2 Purposes and Intent Boulder Revised Code, 1981

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

Attachment E: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style

(Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment F: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:
 - A. Original owners, architect, or builder;
 - B. Historically significant persons or prominent long-term residents;
 - C. A commonly accepted name;
 - D. Original or later event or use;
 - E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
 - F. The contributions of both men and women.
2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

Attachment G: Current Photographs



Photo 1. View from 7th Street looking west, January 2015.



Photo 2. View of north and east elevations, January 2015.



Photo 3. View of east and south elevations, January 2015.



Photo 4. View looking northwest, January 2015.



Photo 5. View looking southwest, January 2015.



Photo 6. View from 7th Street looking Northwest, January 2015.